



TOWN OF OLD SAYBROOK
Zoning Commission

*Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Madeleine B. Fish
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Alternate Members
*Justin Terribile
Marc W. Delmonico
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, June 7, 2021 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **MINUTES**
- B. **CORRESPONDENCE**

IV. **CONTINUED PUBLIC HEARINGS**

- A. **“Old Saybrook High School Athletic Field Lights” Application for Special Exception Review** to add four 70’ high athletic field lights. Assessor’s Map 28/Lot 4, Residence A District, Pedestrian Node.
Applicants/ Agents: Tara Barros, BOE and Carl Fortuna, First Selectman, BOS
ACTION: 15 (of 65) day extension granted by applicant, continue or close public hearing (NLT 6/21/2021)

V. **PUBLIC HEARINGS**

- A. **“Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)**
Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District
Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.
Contract Purchaser: Bedcon Holdings, LLC. Agent: Attorney Edward Cassella
ACTION: Open public hearing, continue or close. Act by 6/21/2021 (NLT 7/6/2021)
- B. **“745 Eatery” Application for Modification to Special Exception Permit** to convert 1,200 s.f. office space to restaurant space (2,700 s.f.)
745 Boston Post Road, Map 36/Lot 86, Shopping Center Bus. B-2 District, Ped.Node.
Applicant: 745 Boston Post Road, LLC Agent: Michael Ott, P.E.
ACTION: Open public hearing, continue or close by 7/7/2021 (NLT 7/11/2021)

- C. **“Hanford Commons Residences” Application for minor Modification to Site Plan Approval for Affordable Housing Development CGS 8-30g** for Building C: 8,676 s.f. for 8 dwelling units-8676 s.f. total (.046 ac.) to reduce length of the retaining walls by removing 112 feet of the southerly wall.
99 Lynde Street, Map 36/Lot 87, Residence A District
Applicant: Hanford Commons, LLC Agent: Michael Ott, P.E.
ACTION: Consider & Act

VI. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, June 21, 2021 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

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